

PLANNING COMMISSION AGENDA

October 27, 2015

5:00 p.m. –1st Floor Council Chambers

ADOPTION OF MINUTES: September 22, 2015

I. PUBLIC HEARINGS

1. THE BRIDGES IN RESEARCH PARK - (REVISE PLAT RESTRICTIONS)
2. THE ISLAND AT THE RESERVE PHASE 2 (MINOR)
3. MAGNA CARTA PLACE PHASE 2
4. McMULLEN COVE; KENTHURST PHASE 2
5. McMULLEN COVE; McMULLEN PLACE PHASE 5
6. McMULLEN COVE; WATSON GRAND PRESERVE PHASE 1
7. McMULLEN COVE; WATSON GRAND PRESERVE PHASE 2
8. NATURE'S COVE PHASE 3
9. NATURE'S COVE EAST (ZONING PLAT)
10. RESEARCH STATION LOT 11 (ZONING PLAT)
11. RIVER PARK (FORMERLY SOUTH HIGHLAND PARK)
12. WESTLAWN SCHOOL SUBDIVISION PHASE 2; R/S OF TRACT E, F, G AND H OF WEST HUNTSVILLE ADDITION
13. **LOCATION, CHARACTER, AND EXTENT**
 - (a) MORRIS P-8 SCHOOL
 - (b) RICHARD SHOWERS CENTER SPLASH PAD
 - (c) HAMPTON COVE DOG PARK AND ARCHERY RANGE
14. **ZONING**
 - (a) KING DRAKE ZONING (1517)
 - (b) ATNIP 2 ZONING (1518)
 - (c) NATURE'S COVE REZONING (1515)

II. SUBDIVISIONS

1. THE BRIDGES IN RESEARCH PARK - (REVISE PLAT RESTRICTIONS)
2. THE BRIDGES IN RESEARCH PARK PHASE 4 APARTMENTS

Relayout (200 units)	<u>Developer:</u> Mushashi, LLC
Repreliminary (200 units)	<u>Engineer:</u> Garver
Boundary Plat (200 units)	

Located: Northwest City; south of Old Madison Pike and east of Quality Circle

3. THE ISLAND AT THE RESERVE PHASE 2 (MINOR)

Layout (1 lot)	<u>Developer:</u> Gulf Coast Development
Final (1 lot)	<u>Engineer:</u> Smith Engineering

Located: Southwest City, west of Zierdt Road and south of Nature's Way

4. LENOX PARK APARTMENTS

Layout (60 units)	<u>Developer:</u> Lenox Park, LP
Preliminary (60 units)	<u>Engineer:</u> EASI

Located: Northwest City; north of Oakwood Avenue and west of North Memorial Parkway

5. MAGNA CARTA PLACE PHASE 2
- Layout (29 lots) Developer: R. Buchanan, L. Hauer
Preliminary (29 lots) Engineer: Smith Engineering
- Located: Southwest City; west of South Memorial Parkway and north of Magna Carta Place
6. MEADOWS AT HAMPTON COVE PHASE 2
- Final (52 lots) Developer: Wright Homes, LLC
 Engineer: Mullins, LLC
- Located: Southeast City, east of Old Highway 431 and south of Berkley Road
7. McMULLEN COVE; KENTHURST PHASE 2
- Preliminary (15 lots) Developer: Hays Farm Trust
 Engineer: Smith Engineering
- Located: Southeast City; north of Little Cove Road and east of Old Cove Place
8. McMULLEN COVE; McMULLEN PLACE PHASE 5
- Preliminary (13 lots) Developer: Hays Farm Trust
 Engineer: Smith Engineering
- Located: Southeast City; north of Little Cove Road and west of Old Cove Place
9. McMULLEN COVE; SANDERS HILL PHASE 2
- Final (18 lots) Developer: Hays Farm Trust
 Engineer: Smith Engineering
- Located: Southeast City; north of Little Cove Road and west of McMullen Lane
10. McMULLEN COVE; WATSON GRAND PRESERVE PHASE 1
- Repreliminary (55 lots) Developer: JWE Properties, LLC
 Engineer: Smith Engineering
- Located: Southeast City; north of Little Cove Road and west of McMullen Lane
11. McMULLEN COVE; WATSON GRAND PRESERVE PHASE 2
- Repreliminary (54 lots) Developer: JWE Properties, LLC
 Engineer: Smith Engineering
- Located: Southeast City; north of Little Cove Road and west of McMullen Lane

12. MIDTOWNE ON THE PARK, PHASE 5
- Final (26 lots) Developer: Heritage Plantation, LLC
 Engineer: Goodwyn, Mills, & Cawood, Inc.
- Located: Northwest City, south of University Drive and west of West Park Loop
- Waiver: 5' U&D easements along the west side of lots 205-211, and 213 due to required retaining wall
13. NATURE'S COVE PHASE 3
- Repreliminary (18 lots) Developer: Smart Living, LLC
 Engineer: Mullins, LLC
- Located: Southeast City; south of Caldwell Lane and east of Featherstone Drive
14. NATURE'S COVE EAST (ZONING PLAT)
- Layout (1 lot) Developer: Smart Living, LLC
Final (1 lot) Surveyor: Mullins, LLC
- Located: Southeast City; south of Caldwell Lane and east of Featherstone Drive
15. RESEARCH STATION LOT 11 (ZONING PLAT)
- Layout (1 lot) Developer: Smart Living, LLC
Final (1 lot) Surveyor: Mullins, LLC
- Located: Northwest City; east of Research Park Blvd. and south of Plummer Road
16. RIVER PARK (FORMERLY SOUTH HIGHLAND PARK)
- Relayout (228 lots) Developer: Focus Investments, LLC
 Engineer: Goodwyn, Mills, & Cawood, Inc.
- Located: Southeast City; east of Old Big Cove Road and south of Highland Park Drive
17. WESTLAWN SCHOOL SUBDIVISION PHASE 2; R/S OF TRACT E, F, G AND H OF WEST HUNTSVILLE ADDITION
- Layout (2 lots) Developer: Huntsville City Board of Education
Final (2 lots) Surveyor: GSA
- Located: Southwest City; north of Bob Wallace Avenue and east of Jordan Lane

III. LOCATION, CHARACTER, AND EXTENT

1. MORRIS P - 8 NEW SCHOOL (#842)

Developer: HCS
Architects

Architect: Chapman Sisson

Located: Southwest City; south of Bob Wallace Avenue and west of Patton Road

2. RICHARD SHOWERS CENTER SPLASH PAD (#843)

Developer: COH

Located: Northwest City; north of Max Luther Drive and east of Blue Spring Road

3. HAMPTON COVE DOG PARK AND ARCHERY RANGE (LOCATION ONLY) (#844)

Developer: COH

Located: Southeast City; south of Sutton Road and east of US Highway 431

IV. ZONING

1. KING DRAKE ZONING (1517)

Located: North of Caldwell Lane and on the east side of King Drake Road

Proposed Zoning: Residence 1-A District (3.35 acres)

2. ATNIP 2 ZONING (1518)

Located: East side of U.S. Highway 231/431 North and on the north and south sides of George Chapman Drive

Proposed Zoning: Highway Business C-4 District (13.42 acres)

3. NATURE'S COVE REZONING (1515)

Located: East of U.S. Highway 431 South and on the south side of Caldwell Lane

Rezoning Request: Residence 1-A District to Residence 1-B District (60.98 acres)

Plat restrictions offered:

Minimum required lot width: 100 feet (for lots abutting neighboring R1A districts on the eastern and southern boundaries)

4. ZONING ORDINANCE AMENDMENT: C1A DELETION

Amends Zoning Ordinance Article 92 – BOARD OF ADJUSTMENT, Section 92.5 – Powers and Duties, subsection 92.5.3 – Permitted Uses as Special Exceptions, by amending subsection 92.5.3(38), to delete Neighborhood Business C-1A District and add Village Business C-6 District as a permitted district.

V. INVOCATION/EXTENSION OF BONDS

1. Twickenham Village
2. Oakhurst 4
3. Legendwood Phase 5: R/S